

Middletown Planning and Zoning Commission



Chair	Stephen Devoto ('21)	
Vice-Chair	Nicholas Fazzino ('21)	
Secretary	Thom Pattavina ('23)	
Members	Richard Pelletier ('23)	Marcus Fazzino ('23)
	Catherine Johnson ('23)	James O'Connell ('21)
Alternates	Kellin Atherton ('23)	
	Shanay Fulton ('23)	Quatina Frazer ('21)
Ex- Officio	Mayor Ben Florsheim	
	William Russo, Director of Public Works	
Staff	Marek Kozikowski, AICP, City Planner	

REGULAR MEETING AGENDA

**WEDNESDAY, MARCH 10, 2021
7:00 P.M.**

Meeting to be held online. Members of the public may view/listen to the meeting as follows:

1. Going to <https://webex.com> and joining the meeting using the appropriate meeting number and password
2. Launching the WebEx application and joining the meeting using the appropriate meeting number and password
3. Via telephone at 1-408-418-9388 and the appropriate access code
Meeting Number/Access Code: 1790662085
Event Password: Planning

Alternatively, members of the public can attend the meeting by following the following link:
<https://middletownct.webex.com/middletownct/onstage/g.php?MTID=e00143b1ead2d601754d491f1015b2a34>

Any written comments should be delivered to the PCD office or emailed to the City Planner at marek.kozikowski@middletownct.gov at least 24 hours before the public hearing.

1. **Roll Taking**
2. **Items removed from the agenda and why**
3. **Public comment on items on agenda which are not currently scheduled for a public hearing**
4. **ZEO Certification that all public hearing signs have been properly noticed (when scheduled)**
5. **Public Hearings (when scheduled)**
 1. Petition for a zoning map amendment to change the zone from R-15 to B-2 for the property located at 796 Saybrook Road. Applicant/agent Rino Mozzicato. Z2021-1
 2. Request for the re-adoption of the Middletown Zoning Map. Proponent City of Middletown, PCD Dept. Z2021-2
6. **Old Business**
7. **New Business**
 1. Site plan for a proposed new medical office building, parking, and associated improvement on a property located at 796 Saybrook Road. Applicant/agent Rino Mozzicato SPR2021-23
 2. Second extension request to record a final Mylar depicting an approved two-lot re-subdivision of a property located at 88 Preston Street. Applicant/ Marylou Spurr. S2020-3

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 638-4540, (voice) or (860) 638-4812 (TDD/TTY), or the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.

3. Schedule public hearing for special exception for expansions of the truck/trailer parking area and employee parking area at the existing FedEx distribution facility located at 49 Fedex Drive Applicant/agent Fedex Ground Package System, Inc. SE2021-2
(Suggested hearing date: April 14, 2021)
4. Schedule public hearing for proposed 5- lot re-subdivision of the property located at 906 East Street & Map-Lot 06-0515 East Street Applicant/agent Henry Lavette/James.P. Cassidy, P.E. S2021-1
(Suggested hearing date: March 24, 2021)

8. Public comment on topics which are not or have not been the subject of a public hearing

9. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs

- a. Minutes of the February 24, 2021 Regular Meeting
- b. River-Cog Report
- c. Staff Reports
- d. Commission Affairs

10. Adjournment

Alternates: 1) Kellin Atherton; 2) Shanay Fulton; 3) Quatina Frazer;

Middletown Zoning Map Amendment

PROPOSED



R-15 to B-2

796 Saybrook Road (43-0408)

**Applicant: Rino Mozzicato
Z2021-1**

RECEIVED
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TOWN CLERK
MIDDLETOWN, CONN.



February 18, 2021

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